(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

June 03, 2025 – 5:00 PM
Effingham County Administrative Complex
Meeting Chambers
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning application. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowing failing to comply with these requirements shall be guilty of a misdemeanor.

"Individuals with disabilities who require special needs to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should contact the County Clerk at 912-754-2123 promptly to afford the County time to create reasonable accommodations for those persons."

****PLEASE TURN OFF YOUR CELL PHONE**

Agenda Summary

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. **Call to Order – 5:02 pm**

II. **Roll Call –** *Rahn/Burdette/Deloach/Helmly/Kieffer* *Absent: Floyd*

III. **Invocation –** *offered by Sonja Scott – Pentecostal Miracle Deliverance Ministry*

IV. **Pledge to the American Flag –** *led by Commissioner Burdette*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda – *approved as read*

VI. **Minutes -** Consideration to approve the May 20, 2025 regular meeting minutes - *approved as read*

1. Consideration to approve Resolution# 025-16 to correct the minutes of the Board of Commissioners meeting held February 18, 2025 (*approved as read)*

VII. **Public Comments** - Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VIII. **Correspondence** - The agenda packet for this meeting is posted on the county's website. Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

IX. **Consent Agenda** - This section shall include all routine items for which there will be no discussion. Should a need arise for a debate, the item can be moved to the appropriate area of the agenda.

1. **[2025-287 Agreement]** *(approved)*

   Consideration to approve and execute the FY26 Intergovernmental Capacity Agreement with the Georgia Department of Corrections for inmate housing at the Effingham County Prison

2. **[2025-288 Contract]** *(approved)*

   Consideration to approve to ratify and affirm an Emergency Procurement Contract with Trane U.S. Inc. for critical HVAC system renovations at the Effingham Judicial Complex

3. **[2025-289 Payment]** *(approved)*

   Consideration to approve to allocate opioid settlement funds in the amount of $4,500.00 to cover the cost of enrolling ten (10) Effingham County Sheriff's Office deputies in the "*Operational Readiness for Police Officers: Opioid Use Disorder (OUD)*" training program *(postponed, 05/20/2025)*

X. Unfinished Business - Contains items held from a previous agenda.

1. **[2025-229 Policy]** *Sarah Mausolf (approved)*

   Consideration to approve to amend and publish **Section 2.02** - *Equal Opportunity and Inclusion* of the Human Resources Standards of Practice *(postponed- 05/06/2025, removed-05/18/2025)*

2. **[2025-235 Agreement]** *Chelsie Fernald (approved)*

   Consideration to approve a Development Agreement between Greenland Developers and the Effingham County Board of Commissioners for a project known as Goshen Road Apartments *(postponed, 05/06/2025)*

3. **[2025-248 Public Hearing]** *Chelsie Fernald (approved w/ stipulations)*

   Planning Board recommends **approving** an application by **Manning Graham** to **rezone** +/- 33.5 acres located on Old Augusta Road from **AR-1 to I-1** to allow for industrial uses **Map# 476 Parcel# 4E** in the **Fifth District** *(postponed, 05/06/2025)*

4. **[2025-249 Second Reading]** *POSTPONED, due to lack of unanimous consent)*

   Consideration to approve the Second Reading of an application by **Manning Graham** to **rezone** +/- 33.5 acres located on Old Augusta Road from **AR-1 to I-1** to allow for industrial uses **Map# 476 Parcel# 4E** in the **Fifth District** *(postponed, 05/06/2025)*

5. **[2025-271 Second Reading]** *POSTPONED, to 08/05/2025*

   Consideration to approve the Second Reading to amend **Sections 5.1** - *Agricultural Districts*, **5.9** - *Neighborhood Commercial District*, **5.10** - *General Commercial District*, **5.11** - *Highway Commercial District*, **5.12** - *Industrial Districts* and **4.1A** - *Table of Permitted Uses* for the Effingham County Code of Ordinances (*1st reading approved, 05/20/2025)*

6. **[2025-272 2nd Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading to amend **Article II - Definitions** of the Effingham County Code of Ordinances *(1st reading approved, 05/20/2025)*

7. **[2025-285 Public Hearing]** Kimberly Barlett *(POSTPONED, during the meeting at the request of the applicant to 06/17/2025)*

   Consideration to approve an application by Caitlynn Cavallo for a **variance** from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. **Map # 235A Parcel # 45** in the **Third District** *(postponed, 05/20/2025)*

8. **[2025-286 Second Reading]** *(POSTPONED, during the meeting at the request of the applicant to 06/17/2025)*

   Consideration to approve the Second Reading of an application by Caitlynn Cavallo for a **variance** from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. **Map # 235A Parcel # 45** in the **Third District** *(postponed, 05/20/2025)*

XI. New Business

1. **[2025-290 Agreements]** *Laura Bassett (approved)*

   Consideration to approve the Intergovernmental Agreements to conduct the November 2025 Municipal Elections for Rincon, Guyton, and Springfield, and the December 2025 Runoff Election for Guyton *(if necessary)*, by the Effingham County Board of Elections

2. **[2025-291 Ordinance]** *Chelsie Fernald (approved)*

   Consideration to approve the First Reading of the Accessory Dwelling Units (ADU) definitions.

3. **[2025-292 Resolution]** *Chelsie Fernald (POSTPONED, to 08/05/2025)*

   Consideration to approve Resolution# 025-017 to release a moratorium on rezoning for B-1, B-2, B-3, LI, HI, districts or classifications

4. **[2025-293 Budget, Public Hearing]** *Mark Barnes (public hearing held, 1st reading approved)*

   Consideration to approve the First Reading of the Budget Ordinance for Fiscal Year 2025-2026 Budget

5. **[2025-294 Contract]** *Jonathan Hulme (approved)*

   Consideration to award a Contract to JA Long Inc. for the construction of single-lane roundabouts at the intersections of Hodgeville Road with Kolic Helmey Road (I-4B) and Goshen Road (I-8B), in accordance with Invitation to Bid No. 25-ITB-073

6. **[2025-295 Job Description]** *Sarah Mausolf (approved)*

   Consideration to approve and publish new Job Descriptions and job titles for Facilities Maintenance

7. **[2025-296 Job Descriptions]** *Sarah Mausolf (approved)*

   Consideration to approve and publish a new Job Description and job titles for Development Services

8. **[2025-297 Appointment]** *Stephanie Johnson (approved)*

   Consideration to approve the reappointment of Lucy Powell and the appointment of Rebecca Boston to the Aging Services Council

9. **[2025-298 Appointments]** *Stephanie Johnson (approved)*

   Consideration to approve to appoint Joanna Cartretle and reappoint Hank Heller as representatives for the Library Board

10. **[2025-299 Meeting]** *Stephanie Johnson (denied)*

    Consideration to approve to cancel the July 1, 2025 Board of Commissioners meeting

XII. Reports from Commissioners & Administrative Staff – *R. Burdette/J. Deloach*

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – **8:05pm**

XIV. Executive Session Minutes - Consideration to approve the May 20, 2025 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2025-300 Public Hearing]** *(approved w/ conditions)*

   The Planning Board recommends **approval** of a request by **James & Myrtle Hall** to **rezone** +/- 5.00 acres located at 270 Cypress Point Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map# 367 Parcel# 7** in the **Third District**

2. **[2025-301 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of a request by **James & Myrtle Hall** to **rezone** +/- 5.00 acres located at 270 Cypress Point Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map# 367 Parcel# 7** in the **Third District**

3. **[2025-302 Public Hearing]** *Chelsie Fernald (applicant requested to withdraw during the meeting)*

   The Planning Board recommends **denial** of a request by **Tim ONeill** to **rezone** +/- 2 out of 12.85 acres located on Green Morgan School Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 363 Parcel# 14** in the **Third District**

4. **[2025-303 Second Reading]** *(applicant requested to withdraw during the meeting)*

   Consideration to approve the Second Reading of a request by **Tim ONeill** to **rezone** +/- 2 out of 12.85 acres located on Green Morgan School Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 363 Parcel# 14** in the **Third District**

5. **[2025-304 Public Hearing]** *Chelsie Fernald (approved)*

   The Planning Board recommends **approval** of a request by **Chris Ross** to **rezone** +/- 1.13 acres located at 4426 Midland Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 418 Parcel# 35** in the **Second District**

6. **[2025-305 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of a request by **Chris Ross** to **rezone** +/- 1.13 acres located at 4426 Midland Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 418 Parcel# 35** in the **Second District**

7. **[2025-306 Public Hearing]** *Chelsie Fernald (approved)*

   The Planning Board recommends **approval** of a request by **Anna Helmey** to **rezone** +/- 0.50 acres located at 615 Nease Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 375 Parcel# 35** in the **Second District**

8. **[2025-307 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of a request by **Anna Helmey** to **rezone** +/- 0.50 acres located at 615 Nease Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2. **Map# 375 Parcel# 35** in the **Second District**

XVI. Adjournment – 8:58 pm